



August 26, 2019

1st Avenue Corridor



A Growing Metro

- The Council Bluffs-Omaha Metro will add c. 500,000 over the next 30 years.



A Growing Metro

- The Council Bluffs-Omaha Metro will add c. 500,000 over the next 30 years.
- How many will come to Council Bluffs?



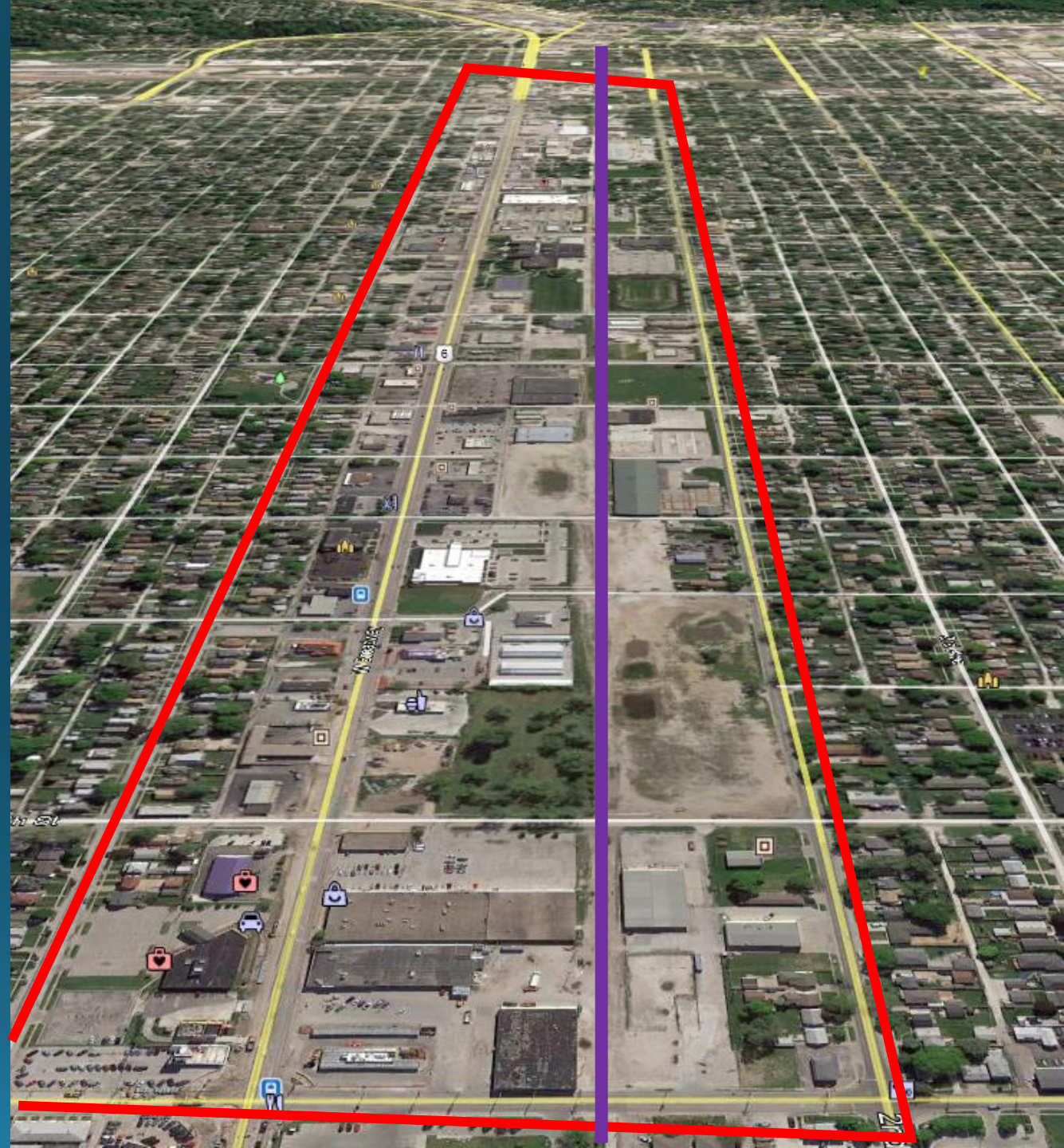
They are Already Coming to CB

- License Plate Survey at River's Edge (c. 30 units):
 - Iowa
 - Nebraska
 - Missouri
 - Minnesota
 - Illinois
 - Texas
 - New Mexico
 - Kentucky
 - Michigan
 - Maryland
 - New York
 - Hawaii?!



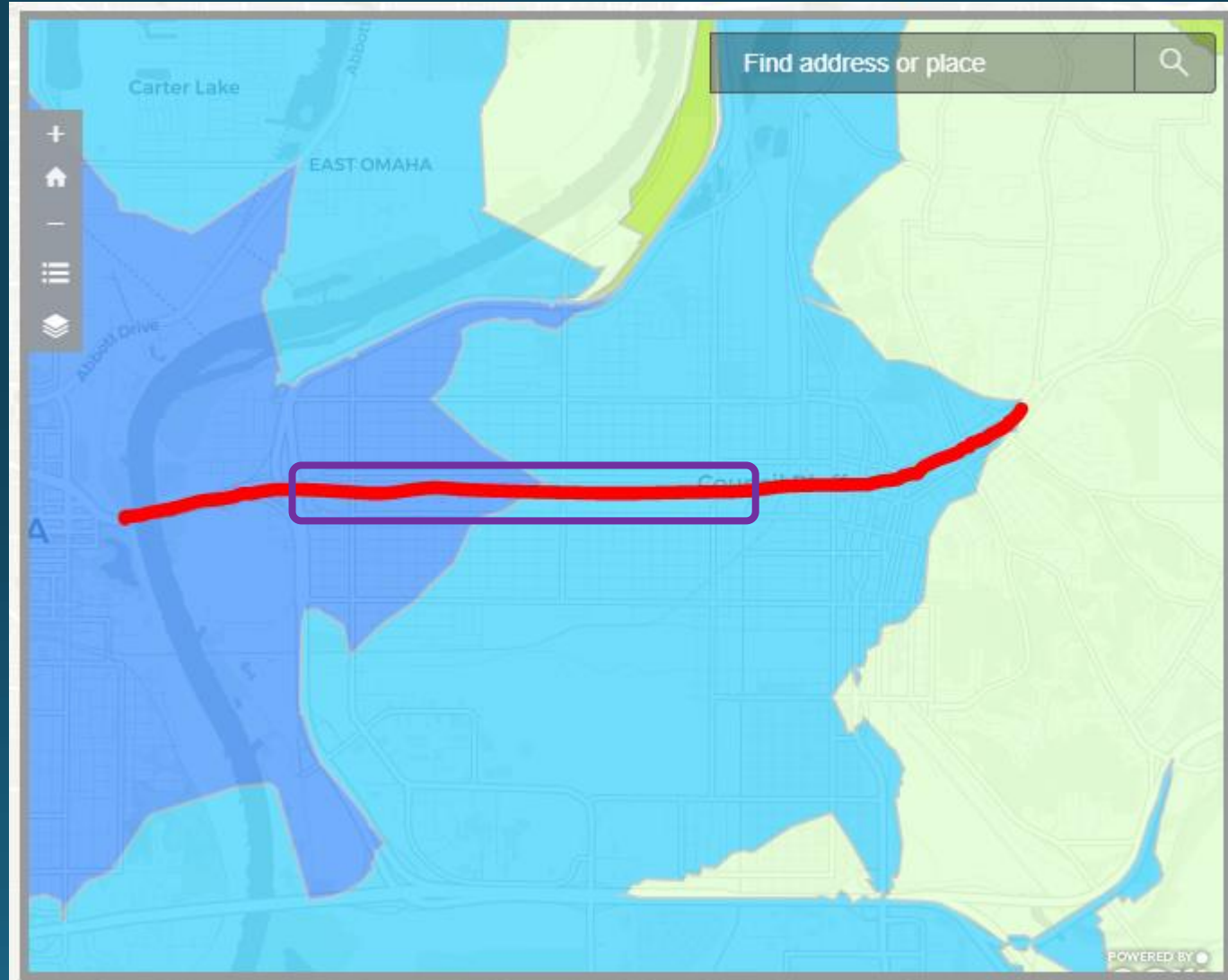
1st Avenue

- Former railroad; tracks removed
- 66' wide
- 1.8 miles from 16th to 35th
- City-owned ROW



Proximity to Downtown Omaha

- 0-10 minutes drive time



Big Picture: Connections

- Bike trails
- Bike lanes



Big Picture: Connections

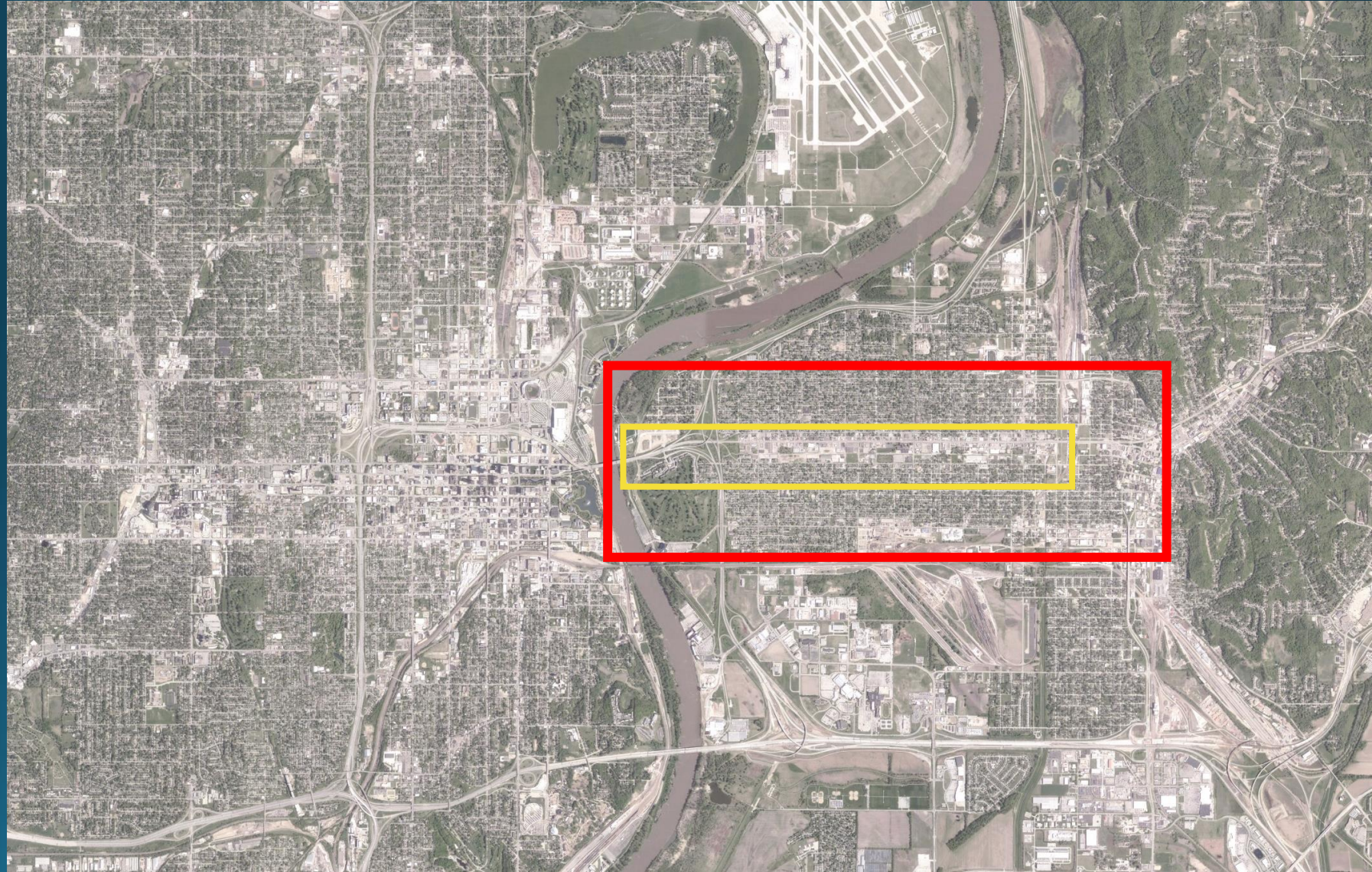
- Bike trails
- Bike lanes



- Future transit?

1st Avenue Corridor

- Old Hwy 6 is one block north
- c. 30% of C.B. residents live within ½ mile of 1st Avenue



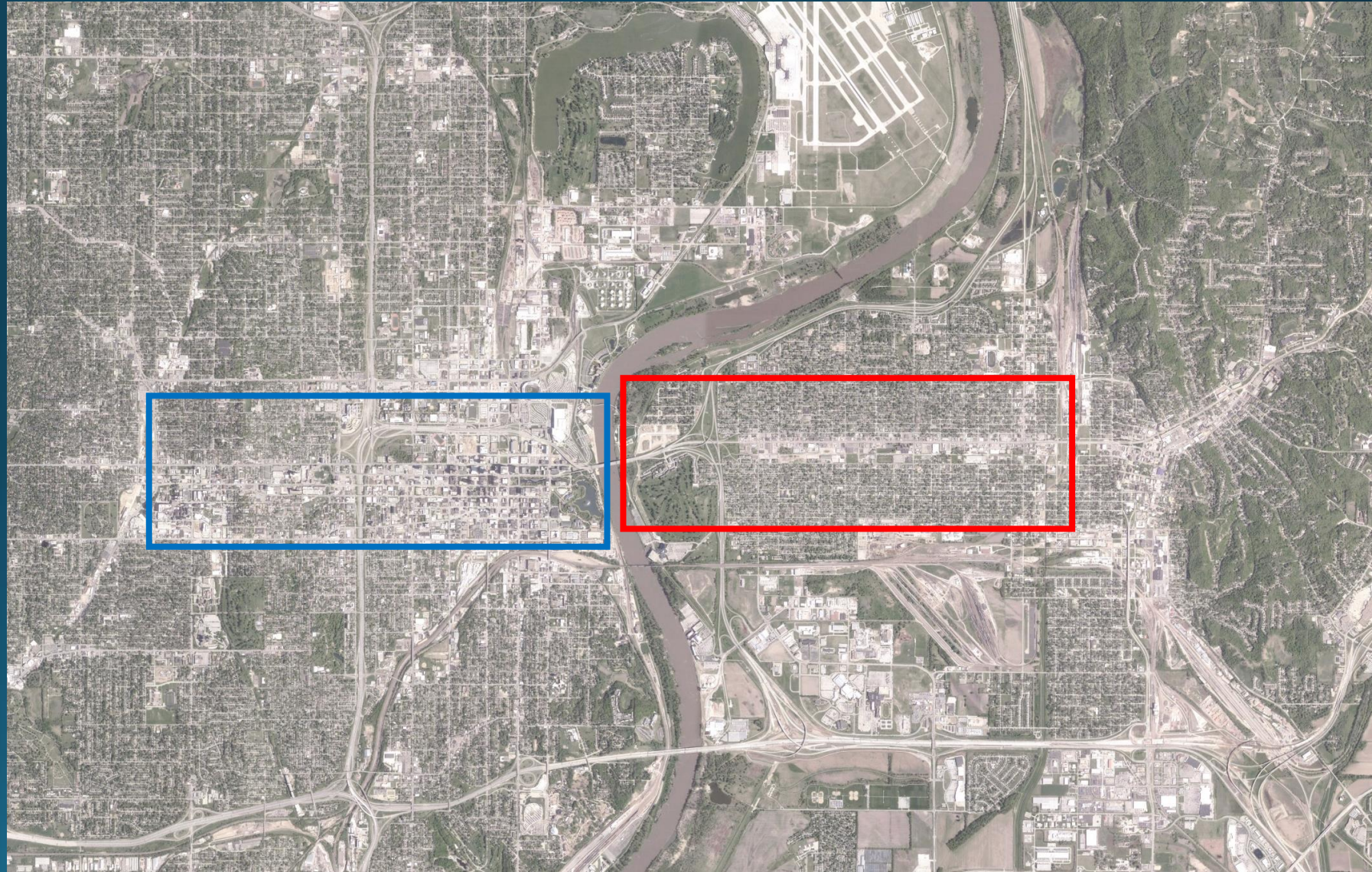
2010 Census Block Data

- c. 17,000 people within ½ mile north and south of 1st Avenue



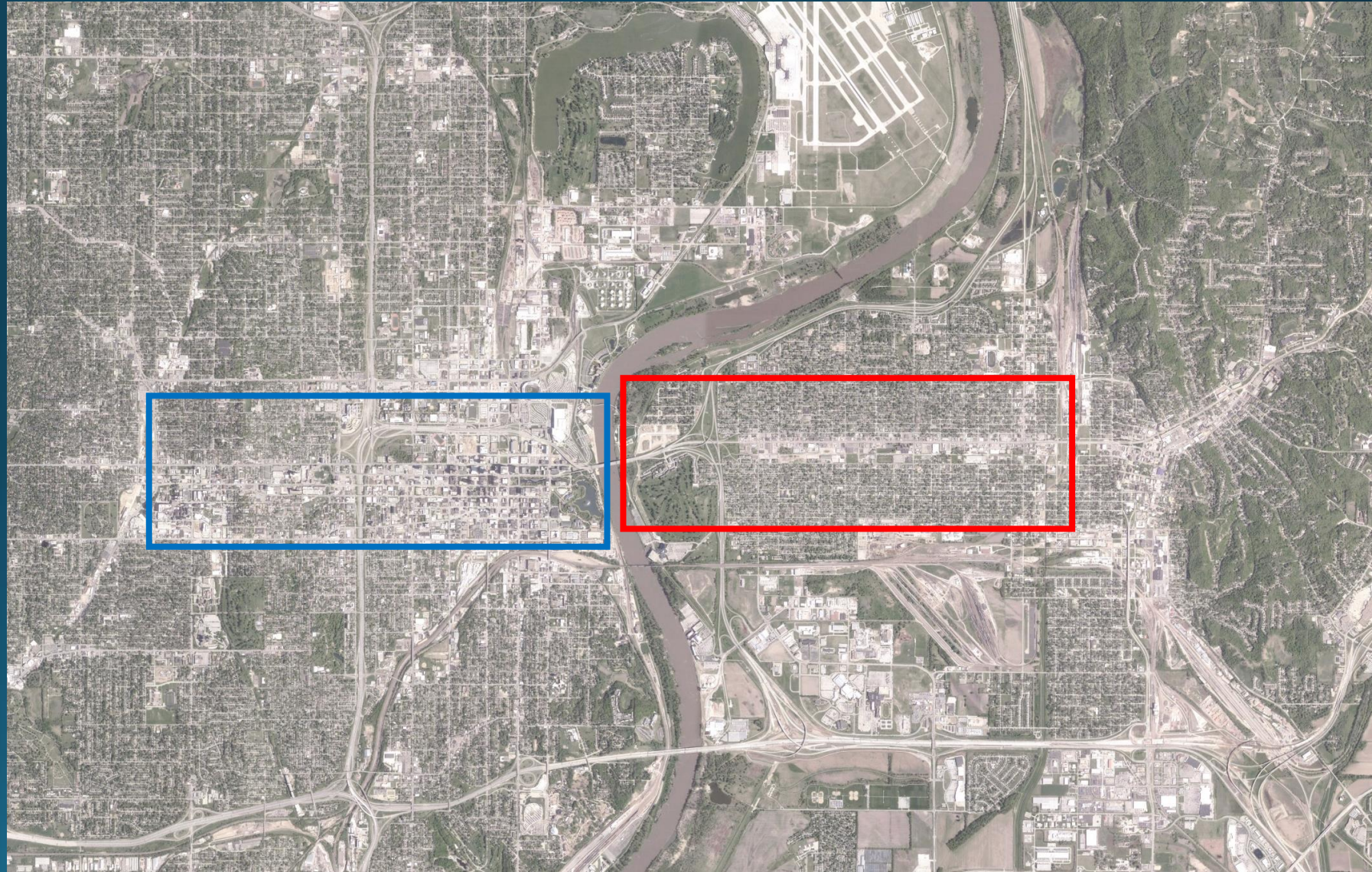
2010 Census Block Data

- c. 18,000 people within ½ mile of Farnam Street



2010 Census Block Data

- c. 35,000+ people within ½ mile of this corridor in 2010



Big Picture: Connections



“FIRST AVE”

Furthering
Interconnections,
Revitalization,
Streetscapes,
Transportation, and
Aesthetics for a
Vibrant
Economy



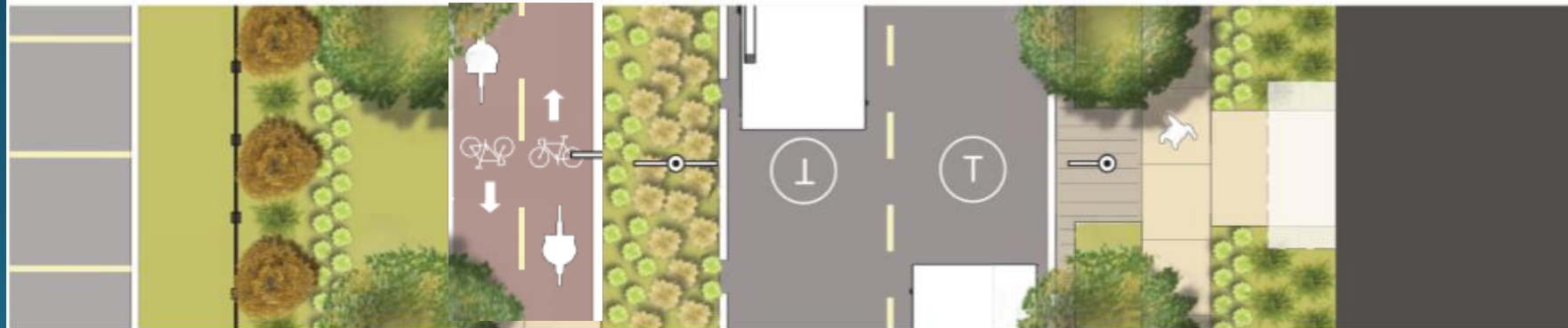
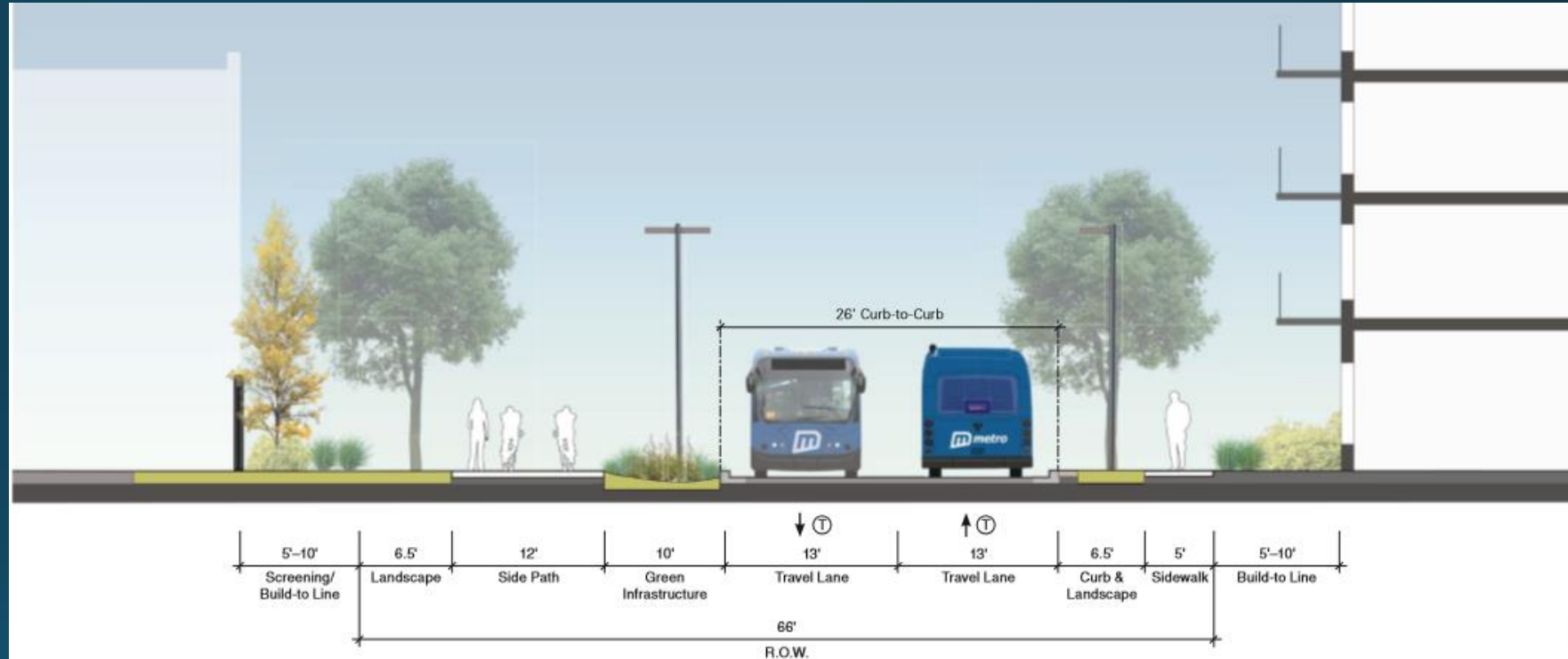
North/South Crossings of 1st Avenue

- A flat and highly-accessible corridor for the whole West End



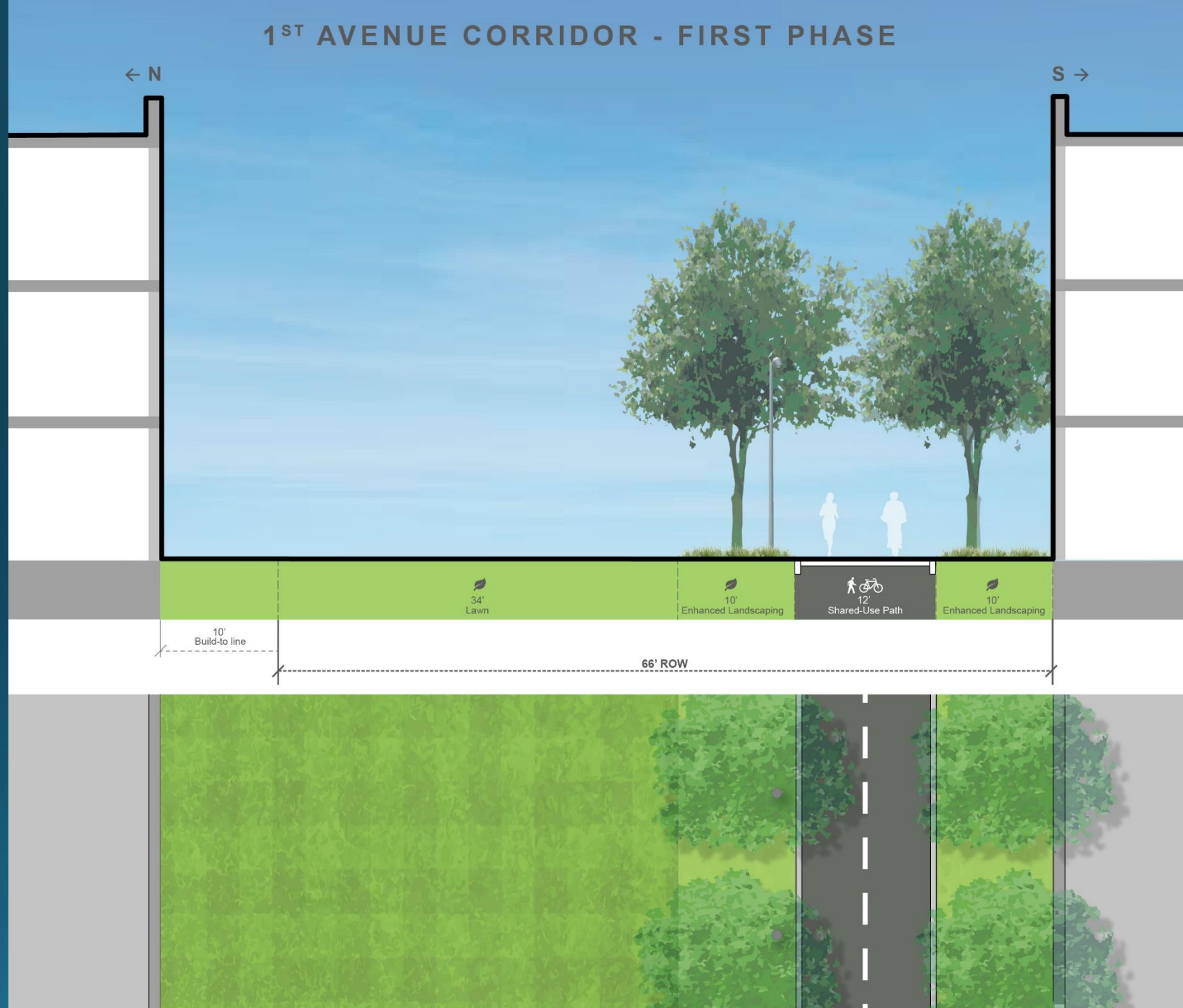
A Multi-Modal Corridor

- 2015 West Broadway Master Plan



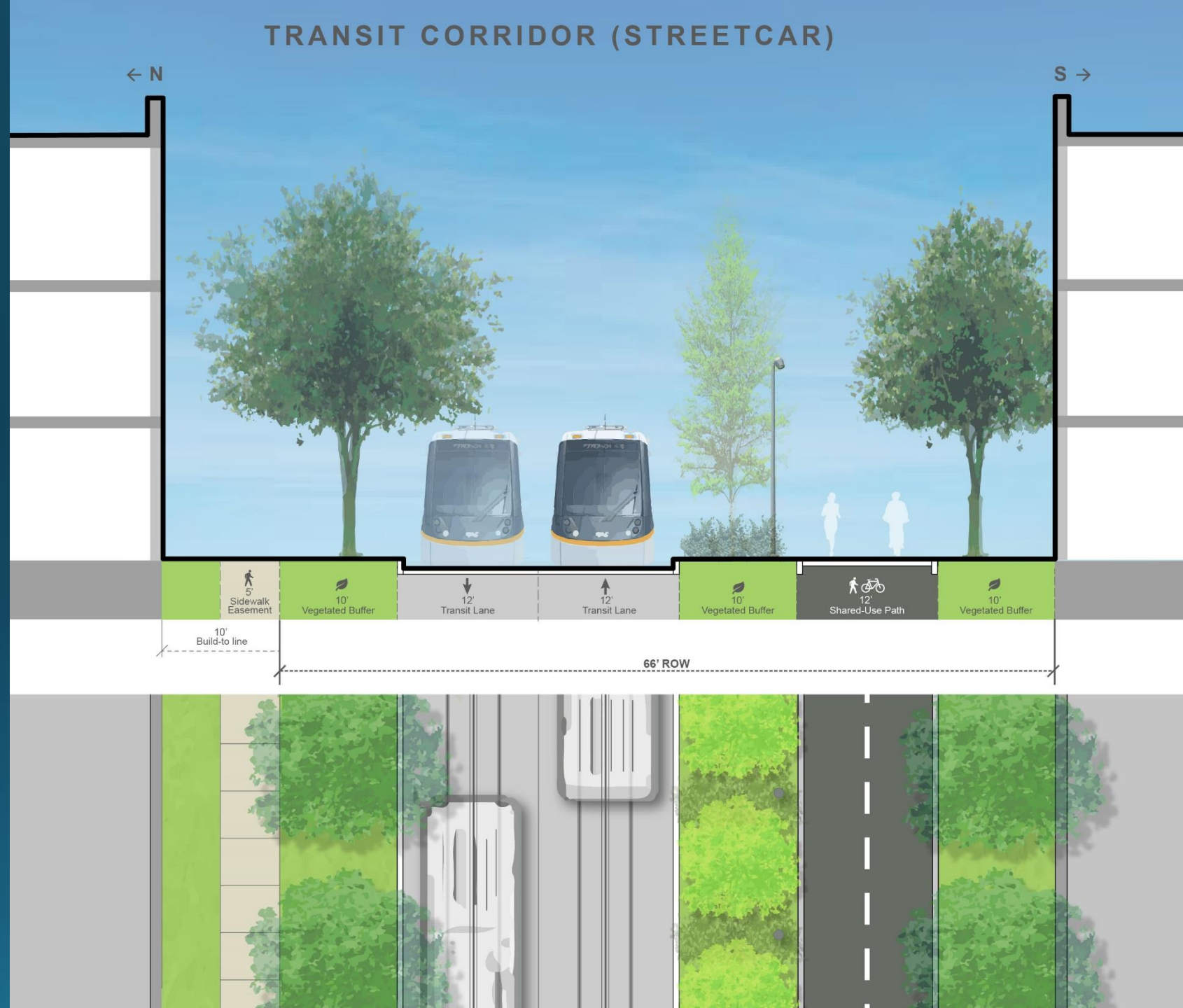
A Multi-Modal Corridor

- Concept currently under design
- Interim Condition



A Multi-Modal Corridor

- Concept currently under design
- With future transit



“Urban Circulator”: Modern Streetcar?



“Urban Circulator”: Modern Streetcar?

- No streetcar for CB unless and until there is a system in Omaha to connect to!



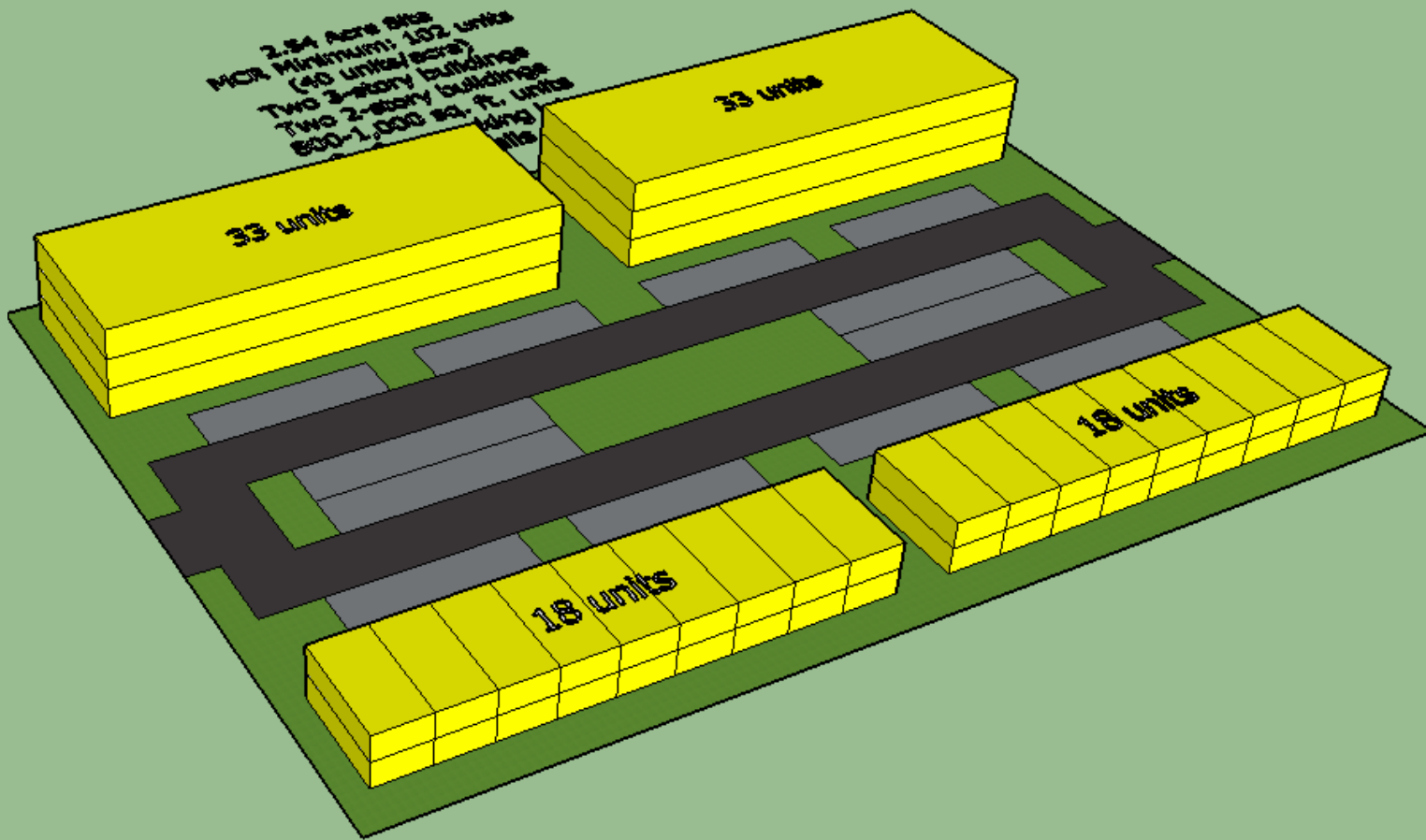
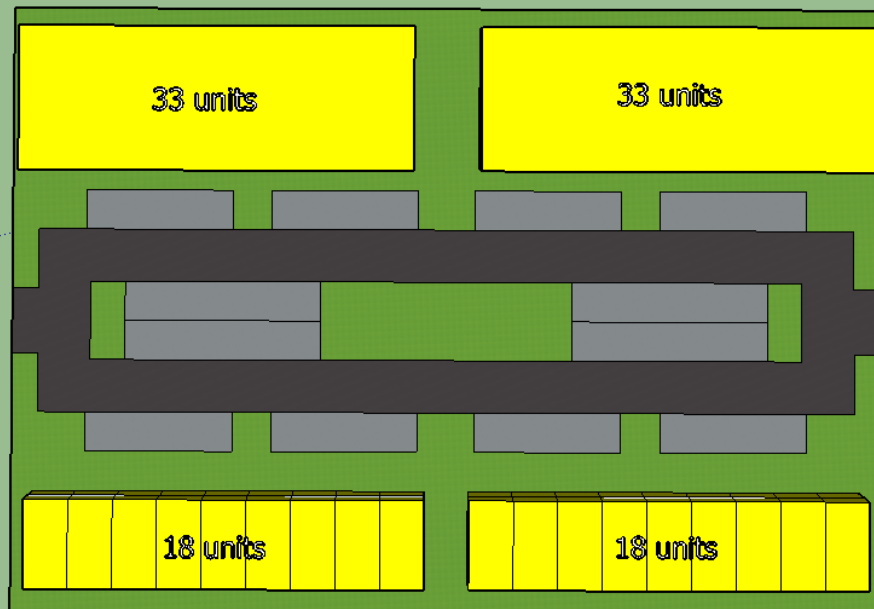
Density

- Higher value
 - Property taxes
 - Generate more TIF for improvements and amenities
- Population growth
 - Customers
 - Employees
 - Influence in Des Moines



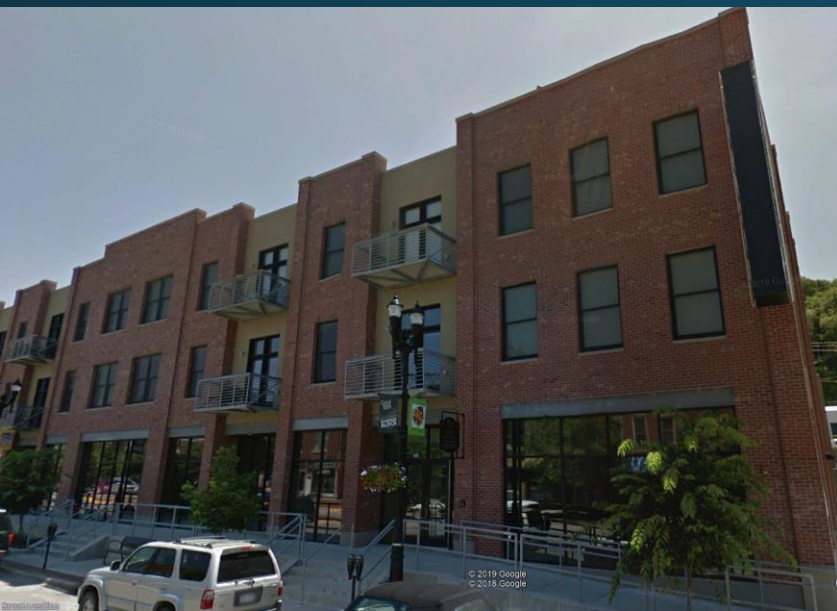
Density

2.54 Acre Site
MCR Minimum: 102 units
(40 units/acre)
Two 3-story buildings
Two 2-story buildings
800-1,000 sq. ft. units
Surface parking lot
102 stalls



- Example: 40 units per acre
- 0-10' setbacks

Design

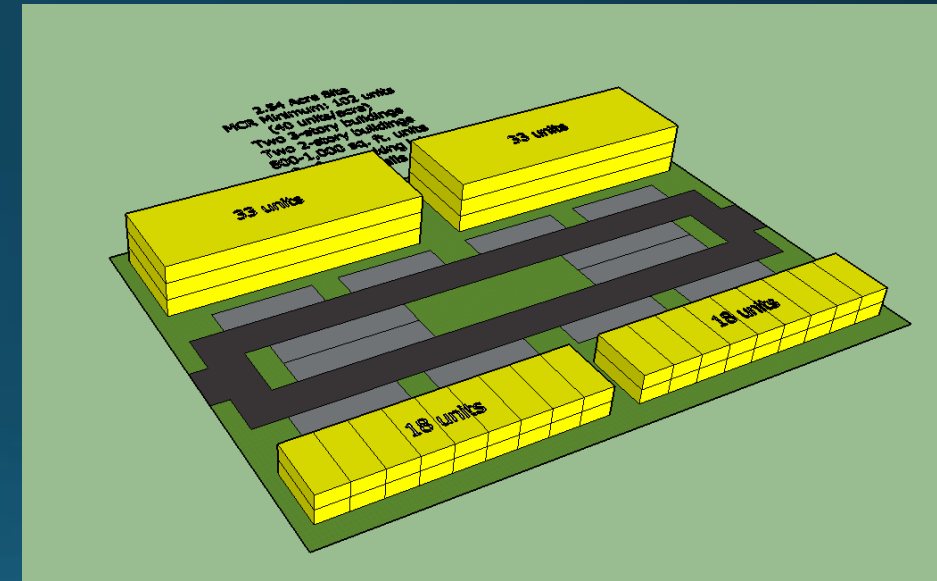


- Softens density
- Quality materials
- Mass and scaling
- Engages pedestrians

Mixed Commercial Residential District

Highlights:

- Limited commercial and residential uses
- Minimal setbacks (0-10')
- Minimum density: 40 units/acre
- Architectural design standards
- Landscape standards
- Street trees
- On-street parking
- Parking minimums AND maximums
- Underground detention
- 50 sq. ft. of "site amenity" per dwelling
- Added limited administrative authority for CD Director on plan amendments

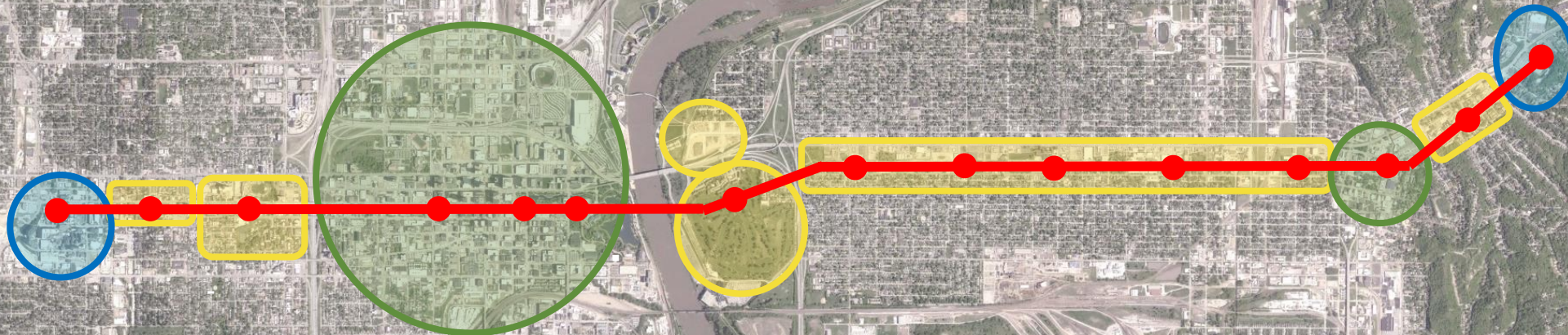


Work Underway

- West Broadway Corridor Master Plan: completed in 2015
- West Broadway streetscape/reconstruction: happening now
- FIRST AVE Advisory Committee: formed in early 2019
- 1st Avenue bike trail design plus concepts for transit: by Fall 2019
- Transit alternatives analysis for corridor: starting September 2019
- Evaluation of sidewalk/trail connections to 1st Avenue: starting September 2019
- Property acquisitions/demolitions: as opportunities arise
- Zoning and design standards for development: MCR zoning draft
- Development proposals: coming soon
- I-29 and I-480 reconstruction with new ped/bike infrastructure: next few years



Big Picture: A Connected Metro Core



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FOR:

- Employment
- Housing
- Entertainment
- Health Care
- Education
- Recreation





Please contact me if you would like more information:

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